



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes Planning and Zoning Commission

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Tuesday, August 25, 2015

6:00 PM

City Council Chambers

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630 E. Hopkins

### I. Call To Order

**With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Wood at 6:00 p.m. on Tuesday, August 25, 2015 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.**

### II. Roll Call

**Commissioner Gonzales late time in 6:04 p.m.**

**Present** 9 - Chairperson Chris Wood, Vice Chair Kenneth Ehlers, Commissioner Angie Ramirez, Commissioner Brian Olson, Commissioner Amy Stanfield, Commissioner Jim Garber, Commissioner Travis Kelsey, Commissioner Shawn Dupont, and Commissioner Saul Gonzales

### III. Chairperson's Opening Remarks

**Chair Wood announced that Item 2 (PDD-15-01(2)) was postponed. Shannon Mattingly, Planning & Development Services Director stated that the PDD was postponed to the September 22, 2015 Planning Commission meeting.**

### IV. 30 Minute Citizen Comment Period

**There were no citizen comments.**

### CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on August 11, 2015.

**A motion was made by Vice Chair Ehlers, seconded by Commissioner Kelsey, that the Consent Agenda be approved. The motion carried by the following vote:**

**For:** 9 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

**Against:** 0

**PUBLIC HEARINGS**

2. **PDD-15-01(2) (I-35 & Posey Road)** Receive a staff presentation and hold a public hearing for a request by Highpointe Investments, LLC, for a zoning of "PDD," Planned Development District, on a 417.630 +/- acre tract out of the William H. Van Horn Survey. The property is generally located on the east side of IH-35 south of Posey Road. **(POSTPONED)**

3. CUP-15-20 (The Vault) Hold a public hearing and consider a request by Mike Keizer for a renewal of a Restricted Conditional Use Permit to allow the continued sale of mixed beverages at 100 W Hopkins Street. (W. Parrish)

Chair Wood opened the public hearing. Will Parrish, Planning Tech gave an overview of the project. There were no additional comments and the public hearing was closed.

**A motion was made by Commissioner Kelsey, seconded by Commissioner Garber, that CUP-15-20 (The Vault) be approved with conditions that the CUP shall be valid for three (3) years, provided standards are met, subject to the point system; the CUP shall be posted in the same area and manner as the Certificate of Occupancy; and the Vault shall meet all requirements for Restricted CUPs . The motion carried by the following vote:**

**For:** 9 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

**Against:** 0

4. CUP-15-21 (Holiday Inn San Marcos) Hold a public hearing and consider a request by SMMHI Holiday SM L.L.C., on behalf of Holiday Inn San Marcos, for approval of a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 105 Bindu Drive (A. Brake).

Chair Wood opened the public hearing. Alison Brake, Staff Planner gave an overview of the project. There were not citizen comments and the public hearing was closed.

**A motion was made by Commissioner Olson, seconded by Commissioner Gonzales, that CUP-15-21 be approved with conditions that the permit shall be valid for one (1) year, provided standards are met, subject to the point system; the permit shall become effective upon issuance of the Certificate of Occupancy; and the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:**

**For:** 9 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

**Against:** 0

5. CUP-15-22 (Kent Black's BBQ) Hold a public hearing and consider a request by Kent Black's Lockhart BBQ L.L.C., on behalf of Kent Black's BBQ, for renewal of an existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 500 Hull Street (A. Brake).

Chair Wood opened the public hearing. Alison Brake, Staff Planner gave an overview of the project. There were no citizen comments and the public hearing was closed.

**A motion was made by Commissioner Ramirez, seconded by Commissioner Olson, that CUP-15-22 (Kent Black's BBQ) be approved with conditions that the permit shall be valid for three (3) years, provided standards are met, subject to the point system; and the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:**

**For:** 9 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

**Against:** 0

6. CUP-15-24 (Chimy's) Hold a public hearing and consider a request by Baccus Enterprises, LLC, for a renewal of an existing Conditional Use Permit to allow for the continued sale of mixed beverages for on-site consumption at 217 E Hopkins St. (T. Carpenter)

Chair Wood opened the public hearing. Tory Carpenter, Staff Planner gave an overview of the project. There were not additional comments and the public hearing was closed.

**A motion was made by Commissioner Kelsey, seconded by Commissioner Dupont, that CUP-15-24 (Chimy's) be approved with conditions that the permit shall be valid for the lifetime of the TABC license, provided standards are met, subject to the point system; and the permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:**

**For:** 9 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Stanfield, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

**Against:** 0

## NON-CONSENT AGENDA

7. Receive an update from staff and hold discussion regarding the Fall 2015 Preferred Scenario Amendment process for consideration and hear details on each of the applications received:

PSA-15-01 Blanco Riverwalk - approximately 116.628 acres along the west side of IH-35 between Carlson Circle and Yarrington Road - Employment Center (A. Villalobos)

PSA-15-02 Wonder World Drive and Hunter Road - approximately 16.8 acres at the

intersection of Wonder World Drive and Hunter Road - Employment Center (A. Brake)

Alison Brake gave a brief presentation on the PSA process.

8. Development Services Report:

1. Zoning for Character Workshop Update
2. CodeSMTX Joint P&Z and Council Workshop, Sept. 30, 2015
3. APA Conference, Oct. 7-9, 2015

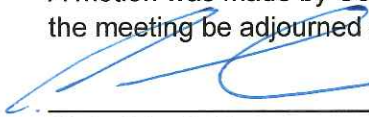
Shannon Mattingly gave a brief update on the Development Services Report.

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

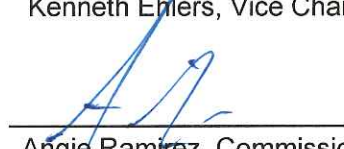
VI. Adjournment

A motion was made by Commissioner Ehlers, seconded by Commissioner Kelsey that the meeting be adjourned at 6:37 p.m. The motion carried unanimously.


  
Chris Wood, Chair

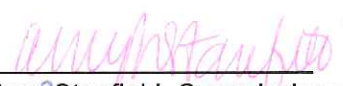
  
Kenneth Ehlers, Vice Chair


  
Travis Kelsey, Commissioner

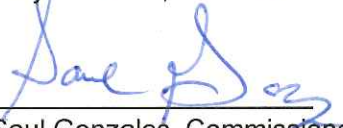
  
Angie Ramirez, Commissioner

  
Brian Olson, Commissioner

  
Jim Garber, Commissioner

  
Amy Stanfield, Commissioner

  
Shawn Dupont, Commissioner

  
Saul Gonzales, Commissioner

ATTEST:

  
Francis Serna, Recording Secretary

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Title:

